

## SUMMARY

The City of Liberty Lake proposes to update the existing Urban Growth Area (UGA) in accordance with the requirements of the Washington State Growth Management Act. This update is intended to accommodate a 20-year projected population of 22,511 in the City of Liberty Lake and adjacent UGA.

### Description of the Alternatives:

Alternative 1 – No action – This alternative assumes that the projected population would be accommodated within the existing City and UGA boundary under current zoning and development regulations. However, density within new development would be required to increase significantly beyond previous assumptions.

Alternative 2 – Adjusted UGA- All Alternatives Included – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. These alternatives assume that no zoning changes would occur within the City or existing UGA.

Alternative 3 – Adjusted UGA- NW proposal – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

Alternative 4 – Adjusted UGA- Entire SW proposal – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

Alternative 5 – Adjusted UGA- SW excluding area east of Garry, west of Henry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

Alternative 7 – Adjusted UGA- SW excluding area east of Garry – This alternative looks at accommodating the forecasted growth primarily by adding developable lands to Liberty Lake's UGA and rezoning this land to allow urban levels of development. This alternative assumes that no zoning changes would occur within the City or existing UGA. However, density within new development would be required to increase beyond previous assumptions.

See the following table for a summary of the impacts to each element and mitigation measures.

### Elements of the Environment

<b><i>Element</i></b>	<b><i>Impacts</i></b>	<b><i>Mitigating Measures</i></b>
<b>Natural Environment</b>		
<b>Earth</b>	Each alternative is expected to have an impact on elements of the earth up to and including alteration of the existing topography which causes reduced infiltration of water, alter drainage patterns, and contaminated groundwater. Alternatives 1 & 3 would have the least impact; Alternative 2 would have the most significant and widespread impacts.	Mitigating measures include zoning mechanisms, environmental ordinances, development regulations, Best Management Practices (BMPs), Flexible Development, site characterization, conservation strategies, and redevelopment of existing buildings and infrastructure.
<b>Agriculture</b>	There are no farms or rural lands which are designated for long term productive agricultural and resource use. Alternatives 1 & 3 would have the smallest effect on agricultural uses. Alternatives 2, 4, 5, 6, and 7 would have larger impacts due to Rural Conservation and Rural Traditional lands being present in the planning areas.	Mitigating measures include the development of better cluster development, residential, and accessory structure siting requirements.
<b>Air</b>	All seven alternatives will increase impacts to the air from vehicular and construction related sources. Motor vehicles will likely have the most significant long-term effect as automobile traffic increases.	Mitigating measures include discouraging industries with moderate to high pollution discharge, ensuring Best Management Practices; prohibition of wood burning appliances; zoning regulations that encourage mixed-use pedestrian and transit-oriented neighborhoods. Construction impacts may be reduced with dust suppression by containment via sheeting, watering of dirt roads and work areas, suspending work during unusually dry or windy periods
<b>Water</b>	All seven alternatives have the potential to negatively impact surface water, groundwater, and wetlands with Alternative 2 having the most significant and widespread impacts.	Mitigating measures include adopting and implementing site design and stormwater management standards and using BMPs for the treatment and control of stormwater runoff. The Liberty Lake and Spokane River watersheds have homes which utilize on-site sewage facilities which should be monitored on a regular basis for the presence of fecal contaminants in surface runoff. Development of areas within

		watersheds should meet both the City and County standards. Existing septic systems should be converted to public sewer and new development throughout all proposed UGA alternatives should require urban storm drainage systems.
<b>Plants &amp; Animals</b>	All 7 alternatives would create impacts on plants and animals. Alternative 1 would have the least amount of impact by focusing development in the existing City and UGA. Alternative 3 would convert land that is already designated Urban Reserve and would have fewer impacts than Alternatives 2, 4, 5, 6, and 7. Alternative 2 would have the most significant and widespread impacts.	Mitigation measures include developing programs that promote low impact development techniques and the reduction of impervious surfaces; develop programs to improve or restore habitat functions through planting native plant species or other appropriate means; protect sensitive habitat with low impact land use designations and provide adequate buffers; require a habitat assessment and appropriate mitigation measures to reduce impacts for development proposals where priority habitat is known to exist.
<b>Natural Resources</b>	Development in the planning area will not have a significant impact on mineral and forest resources. Scenic resources could be impacted by all of the alternatives.	Mitigation measures include requiring protection of existing trees; developing and implementing view protection regulations; coordinate planning and acquisition efforts in order to maximize opportunities in the purchase or preservation of properties with high scenic value; continuing to implement and update the adopted goals and policies protecting these resources; continuing to implement and update vegetation retention and re-vegetation on properties with high scenic value; utilize existing funding sources such as conservation futures and explore new sources such as bonds to acquire parks and open space area that have scenic resources; continue to implement sign, lighting, and utility regulations that minimize the effects on views.
<b>Built Environment</b>		
<b>Environmental Health</b>	As the population of the City and County grows, noise impacts will increase. The alternatives that allow higher densities will concentrate noise levels in areas that are already impacted. The alternatives that allow the UGA to expand will increase noise levels in previously rural areas. With all alternatives, residential areas adjacent to arterials will have additional noise impacts and previously rural areas will have increased noise levels. The	Mitigation measures include traffic management measures such as traffic control devices and signage for time restriction and prohibitions of certain vehicle types and exhaust brakes; modified speed limits; construction of sound walls, sound absorptive pavement , and acquisition of property; require buffers or sound barriers for noise sensitive land uses near noise producing areas; utilize land use designations to allow uses based on existing development patterns and to permit

	<p>potential for release of hazardous materials and risk of explosion is primarily in commercial and industrial areas. As the population grows, there will continue to be a risk under all alternatives. Under planning alternatives that expand the UGA, the ability to provide rapid emergency response for a hazardous materials event or explosion may be reduced unless additional response capability is provided through additional staffing and emergency operations office space.</p>	<p>only those uses that are compatible near noise generating land uses. Mitigating measures for minimizing the risk for exposure to hazardous materials or explosion include utilizing land use designations and allow uses based upon existing development patterns that provide a separation between industrial and residential land uses; support the planning efforts of the County /City Emergency Management team; train appropriate public employees to recognize hazardous materials and possible contaminated sites; require a site assessment for contamination prior to public purchase or transfer of land.</p>
<b>Shoreline Use</b>	<p>The no action alternative would focus growth and impacts in the existing City and result in the least amount of impact. Alternatives 2 &amp; 3 would require an expansion of the UGA into an area that contains Spokane River shorelines and some impacts would be expected. Alternatives 4 through 7 are not expected to create significant impacts to shorelines.</p>	<p>Specific mitigation measures for potential land uses resulting from future construction in the NW planning area would be determined during subsequent site-specific environmental review. Land use patterns in the shoreline vicinity would continue to be consistent with the Spokane County Zoning code and Comprehensive Plan, and the current and proposed Shorelines Program, when adopted.</p>
<b>Public Services &amp; Utilities</b>	<p>Under all alternatives population growth would increase the need for all public services and utilities including police, fire, schools, parks, water supply, stormwater management, sanitary sewer services, solid waste, and electricCity &amp; natural gas services</p>	<p>Mitigation measures include ensuring that land within the City and UGA is developed at urban densities to gain full advantage of the full range of urban services available; consider the option of requiring new development to pay impact fees for services and schools, secure new funding sources; and encourage continued coordination between fire and police agencies.</p>
<b>Land Use, Housing, &amp; Population</b>	<p>The no action alternative would require the existing residential density to increase new single family developments; increase the cost of housing as the urban land supply decreases; negative effects of the City's current economic growth with a loss of potential employees who can't find housing or quality of life they were looking for; additional development will take place in rural areas with additional septic systems and private wells within the critical aquifer recharge areas. Under alternatives 2 and 3, the City would have more input on the Spokane River and its public uses; Under Alternatives 2, 4, &amp; 6 future CVSD high school would be located in the expanded UGA; the areas could be annexed into the City</p>	<p>Mitigating measure could include adopting higher minimum density requirements in targeted areas. If UGA areas are annexed into the City, or through joint planning with Spokane County, the City could require that all new development be required to be connected to public sewer and guide public use, zoning, and shoreline regulations along the Spokane River through joint planning with Spokane County, as well as planned open space/ recreation zoning could be implemented.</p>

<b>Transportation</b>	<p>All alternatives will impact existing transportation and circulation; the alternatives differ in how those impacts will be distributed. The no action alternative could create a shortage of land for urban residential development resulting in increased housing costs and push development to rural areas of the county which will continue the present trend of private automobile dependence and increase traffic congestion on City and county arterials. Under Alternatives 2-7 the existing zoning in the City and current UGA will remain the same and the UGA boundary will be adjusted sufficiently to accommodate the projected population.</p>	<p>Mitigation measures include many transportation improvement projects including but not limited to the I-90 interchange; Henry Rd.; Molter Rd.; Sprague Ave.; Liberty Lake Rd. Country Vista Dr.; Mission Ave.; various intersections; and several possible new roads. Other mitigating measures would include continued participation in regional transportation planning processes; encourage land use patterns that reduce vehicle trips and miles traveled; develop neighborhood commercial centers and locate higher density housing convenient to jobs and services to ensure pedestrian, bike, and transit commute trips; continue to support Commute Trip Reduction programs aimed at reducing congestion, air pollution and energy consumption by reducing the number of single occupant vehicles being driven; continue to improve linkages within the bicycle and pedestrian network to encourage pedestrian and transit commute trips.</p>
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